

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



ROBERT D. COTTER, FAICP, PP,
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR
ANTHONY CRUZ, DIRECTOR

March 24, 2014
Mayda Arrue
THE JERSEY JOURNAL
One Harmon Meadow Plaza
Secaucus, NJ 07094

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing, Economic Development and Commerce, Board of Adjustment. Please have this ad run in the next available edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development and Commerce
30 Montgomery Street, 14th Floor, Suite #1400
Jersey City, NJ 07302
Attn: Liquan Narine

This notice should be billed to the Jersey City Department of Housing & Economic Development and Commerce, Account Number 7947. If you have any questions, please contact me at 201-547-5010.

Thank You for your attention in this matter.

Sincerely,

Tanya Marione-Stanton
Senior Planner

c: Mayor's Office
File
Enclosures

**JERSEY CITY BOARD OF ADJUSTMENT
PUBLIC NOTICE/LEGAL AD**

Please take notice that the Board of Adjustment took the following actions at the March 20, 2014 regular meeting:

- 1. Call to Order
- 2. Sunshine Announcement
- 3. Roll Call
- 4. Swear in Staff
- 5. Correspondence
- 6. Old Business:

a.

Case:

Applicant :

Address:

Attorney:

Block:

Zone:

For:

“d” Variance:

Decision:

Z02-036

667-677 Garfield Avenue Realty, LLC

667-677 Garfield Avenue

James Ryan, Jr. Esq

fka 1476 Lot: fka 1,2,3,29

R-1 One and Two Family Housing District

Preliminary/Final Site Plan and “d” variances to renovate an existing warehouse for conversion to ground floor adult day care center use and second floor office use.

Use

Approved

- 7. Request for Adjournment:

a.

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

“c” Variance:

Decision:

Z13-040

Willow Avenue Realty Associates, LP

133.5 Morgan Street

Tom Leane, Esq

13002 Lot: 9

R-3 Multi-Family Mid-Rise District

Amend approved height and rear yard setback for an approved 3-unit, 3-story building (Z07-013) on an undersized lot. The proposed height change is from 41’5” to 43’ and the proposed changed in the rear yard setback is from 28’5” to 27”

Rear yard setback

Adjourned

Amendment to Prior Approved Plans

8.

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

“d” Variance:

“c” Variance:

Decision:

Z13-003

Alan Cancro

239 Montgomery Street

Rita McKenna, Esq

14101 Lot: 6

Van Vorst Park Historic District

Construction of a 4 story, 4-unit townhouse

Height

Side yard setback

Approved with conditions

9.

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

“d” Variance:

Decision:

Z07-009.2

Jhunday Wall Ma Grand, LLC

747 Grand Street

Rita McKenna, Esq

18704 Lot: 16

R-1 One and Two Family Housing District

An increase in the approved building height from 53 feet to 59.5 feet to account for a larger floor to ceiling height that meet zoning requirements

Height

Approved
- Amendment to Prior Approved Plans

10.

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

“c” Variance:

Decision:

Z13-033

Dharmeshkumar R Patel

149-151 Terrace Avenue

Rita McKenna, Esq

2502 Lot: 38

R-1 One and Two Family Housing District

Construction of a two family house with three stories in the front and 4 stories in the rear due to an extremely sloped lot.

Height

Approved with conditions

Minor Subdivision
11.

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

“d” Variance:

“c” Variance:

Decision:

Z13-027

Saber Mansour

2770 J.F. Kennedy Boulevard

Eugene O’Connell

12101 Lot: 18

R-3 Multi-Family Mid-Rise District

Conversion of a ground floor accountants office into a veterinarians office in an existing three story building that has an existing insurance office on the second floor and a residential unit on the top floor.

Expansion of a non-conforming use

Parking between the building and property line, compact parking spaces, parking space dimensions, parking aisle width

Approved with staff and board conditions
12.

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

“d” Variance:

“c” Variance:

Decision:

Z13-021

Alan Cancro

377-383 Fourth Street

Rita McKenna

11002 Lot: 2,3,4 &5

R-1 One and Two Family Housing District

Construction of a 5 story, 24 unit building with 26, on-site parking spaces (8 are tandem and 8 are compact.)

Use, Height

Tandem Parking Spaces, Compact Parking Spaces, Maximum building coverage, Maximum lot coverage, Minimum rear yard setback, Minimum lot depth

Adjourned to April 17, 2014 meeting

13. MEMORIALIZATION OF RESOLUTIONS

- (1) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Major Site plan with “c” and “d” variances #Z13-028 submitted by 367 Third Street, LLC (367 Third St.) B: 11009 Lot: 6
- (2) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Major Site plan with “c” and “d” variances #Z13-013 submitted by Mahboob Bhatti (102-110 Brunswick St.) B: 11209 Lot: 16
- (3) Resolution of the Jersey City Zoning Board of Adjustment Approving a Minor Site Plan with “c” and “d” variances # Z13-038 submitted by BGT Enterprises, LLC (129 Brunswick St.) B: 11009 Lot: 10
- (4) Resolution of the Jersey City Zoning Board of Adjustment Approving a Minor Site Plan with “c” & “d” variances #Z13-039 submitted by Kuei-Mei Tseng (95 Coles Street.) B: 11209 Lot: 16
- (5) Resolution of the Jersey City Zoning Board of Adjustment Approving a Site Plan Amendment with “d” variance #Z07-009.2 submitted by Jhunday Wall ma Grand, LLC (747 Grand St.) B: 18704 Lot: 16
- (6) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” variances #Z13-030 submitted by 307 Barrow Street, LLC (147 Webster Ave.) B: 3804 Lot: 16

Kate Donnelly, BOARD OF ADJUSTMENT CHAIRPERSON